

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 8, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Joel Paulson, Associate Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Fletcher Parsons, Associate Engineer

Jennifer Savage, Assistant Planner

PUBLIC HEARINGS

ITEM 1: 140 Cleland Avenue (Lot 5)
Architecture and Site Application S-07-184

Requesting approval to construct a new residence and detached garage with reduced setbacks on property zoned R-1D. APN 529-34-105.

PROPERTY OWNER/APPLICANT: JoBo Partners

ITEM 2: 140 Cleland Avenue (Lot 6)
Architecture and Site Application S-07-183

Requesting approval to demolish a pre-1941 single family residence and to construct a new residence and detached garage with reduced setbacks on property zoned R-1D. APN 529-34-105.

PROPERTY OWNER/APPLICANT: JoBo Partners

1. No one present for these items. Applicant requested a continuance.
2. *Parsons* moved to continue the applications to the next meeting.
3. *Ghiossi* seconded, motion passed unanimously.

ITEM 3: 16357 E. La Chiquita Avenue
Architecture and Site Application S-07-196

Requesting approval to demolish a single family residence and greenhouse and to construct a new two-story residence on property pre-zoned R-1:8. APN 532-04-035.

PROPERTY OWNER: Bill and Marlene Gordon

APPLICANT: Cindy Brozivevic, Inner House Design

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 - (1) The Town's housing stock will be maintained as the house will be replaced;
 - (2) The existing structure has no architectural or historical significance, and is in poor condition;
 - (3) The property owner does not desire to maintain the structure as it exists; and
 - (4) The economic utility of the structure is such that it is not viable to remodel and expand the existing house.
 - (c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
 - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 4: 16630 Kennedy Road
 Architecture and Site Application S-07-191

Requesting approval to demolish an existing single family residence and to construct a new residence on property zoned R-1:10. APN 532-13-046.

PROPERTY OWNER/APPLICANT: Tom and Kerstin Goguen

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented and as modified to include a condition regarding the undergrounding of utilities, with the following findings and considerations:
 - (a) Find that the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and

- (b) As required by Section 29.10.09030(e) of the Town Code, for the demolition of the existing single family residence that:
 - (1) The Town's housing stock will be maintained because a new house is proposed;
 - (2) The existing structure is not historically or architecturally significant;
 - (3) The property owner does not want to maintain the existing structure;
 - (4) The economic utility of the building has been exceeded; and
- (c) The project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance.

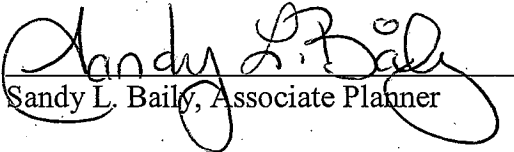
- 7. Ghiossi seconded, motion passed unanimously.
- 8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:50 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Baily, Associate Planner

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